

IN THE UNITED STATES BANKRUPTCY COURT
FOR THE WESTERN DISTRICT OF PENNSYLVANIA

In Re:	:	BANKRUPTCY NO. 20-10334 TPA
	:	
JOSEPH MARTIN THOMAS,	:	JUDGE THOMAS P. AGRESTI
Debtor.	:	
	:	CHAPTER 11
JOSEPH MARTIN THOMAS,	:	
Movant,	:	RELATED TO DOCUMENT NO. 206
	:	
v.	:	
	:	
TOWNSHIP OF GREENE, TAX	:	
COLLECTOR; GREENE TOWNSHIP	:	
SEWER AUTHORITY; CHARLES R.	:	
BURGER and MARGARET J. BURGER,	:	
their heirs, successors, and assigns; PNC	:	
BANK, NATIONAL ASSOCIATION;	:	
WELLS FARGO BANK, NATIONAL	:	
ASSOCIATION; UNITED STATES OF	:	
AMERICA, INTERNAL REVENUE	:	
SERVICE; COMMONWEALTH OF	:	
PENNSYLVANIA, DEPT. OF	:	
REVENUE; and RICHARD A.	:	
MLAKAR and CYNTHIA A. MLAKAR;	:	
Respondents.	:	

REPORT OF SALE

Pursuant to Order of Court dated November 25, 2020 at Document No. 227, the real estate located at 9830 Wattsburg Rd., Erie, Pennsylvania was sold on December 21, 2020 to Richard A. Mlakar and Cynthia A. Mlakar.

The proceeds of sale were distributed in accordance with the Sale Order, with a few noteworthy variances as follows:

1. The sum of only \$4,750.00 was required by the Greene Township Sewer Authority;
2. Marsh Schaaf, LLP incurred \$70.00 in Overnight/Wire Fees for payment of liens; and

3. The remaining net proceeds were greater than originally anticipated.

A copy of the executed Closing Disclosure is attached hereto.

Respectfully submitted,

THE QUINN LAW FIRM

BY: /s/ Michael P. Kruszewski

Michael P. Kruszewski, Esquire

PA Id. No. 91239

2222 West Grandview Boulevard

Erie, Pennsylvania 16506-4508

Telephone: 814-833-2222

Facsimile: 814-833-6753

mkruszewski@quinnfirm.com

Counsel for Debtor

Closing Disclosure

Closing Information

Date Issued
Closing Date 12/21/20
Disbursement Date 12/21/20
Settlement Agent Marsh Schaaf, LLP
File # 55586
Property 9830 Wattsburg Road
 Erie, PA 16509

Sale Price \$ 299,900.00

Transaction Information

Borrower Richard A. Mlakar and Cynthia A. Mlakar
 7710 N. Soledad Avenue
 Tucson, AZ 85741
Seller Joseph M. Thomas
 9830 Wattsburg Road
 Erie, PA 16509

Summaries of Transactions

SELLER'S TRANSACTION

M. Due to Seller at Closing	\$ 303,120.88
01 Sale Price of Property	\$ 299,900.00
02 Sale Price of Any Personal Property Included in Sale	
03	
04	
05	
06	
07	
08	

Adjustments for Items Paid by Seller in Advance

09 Township Taxes	12/21/20 to 12/31/20	\$ 16.58
10 County Taxes	12/21/20 to 12/31/20	\$ 47.58
11 School Taxes	12/21/20 to 06/30/21	\$ 3,156.72
12		
13		
14		
15		
16		

N. Due from Seller at Closing \$ 303,120.88

01 Excess Deposit	
02 Closing Costs Paid at Closing (I)	\$ 235,950.34
03 Existing Loan(s) Assumed or Taken Subject to	
04 Payoff of First Mortgage Loan PNC Bank	\$ 67,170.54
05 Payoff of Second Mortgage Loan	
06	
07	
08 Seller Credit	
09	
10	
11	
12	
13	

Adjustments for Items Unpaid by Seller

14 Township Taxes	
15 County Taxes	
16 School Taxes	
17	
18	
19	

CALCULATION

Total Due to Seller at Closing (M)	\$ 303,120.88
Total Due from Seller at Closing (N)	- \$ 303,120.88

Cash ☐ From ☐ To Seller

Contact Information

REAL ESTATE BROKER (B)

Name	Coldwell Banker Select Realtors
Address	4664 West 12th Street Erie, PA 16506
PA License ID	RO016042L
Contact	Lori Hess
Contact PA License ID	RS289848
Email	lhess@eriemoves.com
Phone	(814)838-2299

REAL ESTATE BROKER (S)

Name	Coldwell Banker Select Realtors
Address	413 West Plum Street Edinboro, PA 16412
PA License ID	RO300823
Contact	Mark Hutchison
Contact PA License ID	RS1200117A
Email	mhutch@eriemoves.com
Phone	(814)734-1144

SETTLEMENT AGENT

Name	Marsh Schaaf, LLP
Address	300 State Street, Suite 300 Erie, PA 16507
PA License ID	N/A
Contact	Eugene C. Sundberg, Jr.
Contact PA License ID	45733
Email	esundberg@marshlaw.com
Phone	(814)456-5301

Confirm Receipt

Melissa Thomas
 Joseph M. Thomas *attorney for seller*

Closing Cost Details

Loan Costs		Seller-Paid	
		At Closing	Before Closing
A. Origination Charges			
01 % of Loan Amount (Points)			
02			
03			
04			
05			
06			
07			
08			
B. Services Borrower Did Not Shop For			
01			
02			
03			
04			
05			
06			
07			
08			
09			
10			
11			
C. Services Borrower Did Shop For			
01			

Other Costs			
E. Taxes and Other Government Fees			
01 Deed Recording Fee	Deed: Mortgage:		
02			
03			
04			
05 Transfer Tax	to Recorder of Deeds	\$ 2,999.00	
F. Prepays			
01 Homeowner's Insurance Premium (mo.)			
02 Mortgage Insurance Premium (mo.)			
03 Prepaid Interest (per day from to)			
04 Property Taxes (mo.)			
05			
G. Initial Escrow Payment at Closing			
01 Homeowner's Insurance	per month for mo.		
02 Mortgage Insurance	per month for mo.		
03 Property Taxes	per month for mo.		
04			
05			
06			
07			
08 Aggregate Adjustment			
H. Other			
01 2020 Twp/Co Tax @ face	to Mark Husted, Greene Township T	\$ 2,348.50	
02 2020/21 School Tax @ pen	to Mark Husted, Greene Township T	\$ 6,635.72	
03 Account Cert Fee & Balance	to Erie Water Works	\$ 146.38	
04 Advertising Costs	to Quinn Law Firm	\$ 236.25	
05 Advertising Costs	to Quinn Law Firm	\$ 376.00	
06 Bankruptcy Admin Escrow	to Quinn Law Firm	\$ 29,900.00	
07 Commission	to Coldwell Banker Select Realtors	\$ 17,220.00	
08 Final Water Escrow	to Quinn Law Firm	\$ 400.00	
09 Motion Filing Costs	to Quinn Law Firm	\$ 181.00	
10 Overnight/Wire Fees	to Marsh Schaaf, LLP	\$ 70.00	
11 Proceeds Escrow	to Salene Mazur Kraemer, Esquire, I	\$ 167,237.49	
12 Seller Attorney Fee	to Quinn Law Firm	\$ 1,500.00	
13 Sewer Tap in Fee	to Greene Township	\$ 4,750.00	
14 U.S. Trustee Fees	to Office of the U.S. Trustee	\$ 1,950.00	
J. TOTAL CLOSING COSTS		\$ 235,950.34	

TAX SUMMARY

Borrower: Richard A. Mlakar and Cynthia A. Mlakar
Seller: Joseph M. Thomas
Lender: Marquette Savings Bank
Settlement Agent: Marsh Schaaf, LLP
Settlement Date: December 21, 2020
Property Location: 9830 Wattsburg Road
 Erie, PA 16509
Proration Date: December 21, 2020

Status of Current Period	Township Taxes			County Taxes			School Taxes		
	Pay/Paid by Seller			Pay/Paid by Seller			Pay/Paid by Seller		
	01/01 thru 12/31			01/01 thru 12/31			07/01 thru 06/30		
	356 Days Of 366			356 Days Of 366			174 Days Of 365		
	97.26780			97.26780			47.67120		
	Tax Value	Est. Tax	Amount Paid	Tax Value	Est. Tax	Amount Paid	Assessed Value	Est. Tax	Amount Paid
Real/Prorations for EST		606.95			1,741.55			6,032.47	
Total Real		606.95			1,741.55			6,032.47	
Total Buyer's Portion		16.58			47.58			3,156.72	
Sellers Portion of Real		590.37			1,693.97			2,875.75	
Total Seller Portion		590.37			1,693.97			2,875.75	
Buyer's Escrow		606.95			1,741.55			6,032.47	
Total Escrow		606.95			1,741.55			6,032.47	